

Harrisville City Planning Commission Meeting
Held at Harrisville City Hall
7:00 p.m., July 14, 2010

DRAFT ONLY

Conducting: Chairman Pearce

Secretary: Shanna C. Edwards

Attendance: Jeff Pearce
Mike Norseth
Roger Shuman
Bob Howard
Paula Knighton
Steve Weiss
Bill Morris (Administrator)

Visitors: Ruth Pearce

Chairman Pearce called the meeting to order at 7:05 p.m.

1. PUBLIC HEARING to receive comment in support or opposition to adoption of the Harrisville – Weber County Cooperative Pathways Master Plan as an Element of the General Plan, and the Transportation Element of the General Plan.

MOTION TO OPEN PUBLIC HEARING: Commission Weiss motioned and Commissioner Howard seconded with unanimous approval to open the public hearing.

STAFF PRESENTATION: Bill Morris reported it was a goal of the city council to develop two elements of the General Plan this year, and the trails and transportation elements were selected. He explained that Public Works Director, Gene Bingham, was able to get LTAP to do the transportation impact study for the city which amounted to a great savings. Gene Bingham, Wayne Crowther, Mayor Hendrix, Kent Jones drew up the proposal and LTAP (Utah Local Technical Assistance Program) served as staff in creating the study.

(Paula Knighton arrived 7:07 p.m.)

Bill Morris reported that Weber County's Planning Division brought representatives from communities together in a series of meetings in a cooperative effort to insure pathways and trails connected from city to city. The ordinance being considered adopts "Trails and Pathways," Chapter 10.04 of the Municipal Code, as an element of the General Plan, and the ordinance includes the following exhibits: The Weber County Co-operative Pathways Master Plan (Exhibit A) and the two county maps - Weber County Cooperative Bike Route Master Plan (Exhibit B), and Weber County Cooperative Pathways Master Plan (Exhibit C), and readopts the Harrisville City Trails Map dated 2004 (Exhibit D).

(Mike Norseth arrived 7:10 p.m.)

Gene Bingham gave an overview on the Harrisville City Transportation Impact Study prepared with the help of LTAP. He mentioned that the majority of Harrisville City is an island with two major arterials on either side with connector streets in between. About 93% of the traffic in the city is passing through to other destinations. The focus of the study was directed to current problems, and as well as looking into the future and including projected future traffic counts. Gene Bingham pointed out that Larsen Lane has a stacking problem. To alleviate pressure now, the plan is to widen and reconfigure Larsen Lane on the east end. UDOT will not provide a traffic signal at 1100 North unless Larsen Lane is rerouted to line up

with 900 North. This is part of the long range plan if the city can get help with funding. West Harrisville Road improvements will be looked at in the future. There will be a traffic signal at Wall Avenue and North Street. North Street between North Harrisville Road and Washington is designed as a collector road.

Public comments:

Ruth Pearce, 295 E. 1150 N., expressed concern for the equestrian trail on the city trial map that goes along the rail road tracks. She said that noise from the trains may spook the horses making it unsafe for children riding there.

MOTION TO CLOSE PUBLIC HEARING: Commissioner Shuman motioned and Commissioner Weiss seconded with unanimous approval to close the public hearing.

2. Discussion/recommendation on the Harrisville – Weber County Cooperative Pathways Master Plan as an Element of the General Plan, and the Transportation Element of the General Plan.

DISCUSSION: Commissioner Howard said he is pleased with the studies. Commissioner Shuman stated that the trail plan is only scribbles on a map because the area where trails will locate is already in use for other purposes. He stated that the only place there could be an equestrian trial was along the rail road track, and he commented that he rode along the rail road tracks as a youth and the trains were not a problem for the horses. Commissioner Norseth questioned how the city goes about getting funding for the trails. Bill Morris said that there are grants available from the state. He explained that due to past state legislation, the city cannot acquire property by eminent domain for trails like it can for streets; therefore, land owners can hold out and block the ability to provide trails. However, he said it does help when new development comes in to have proposed trails designated, and it is important to get awareness out for what is proposed. Bill Morris mentioned that a checklist has been established for new development coming into the city, and one of the items on the list includes if the property falls within the trails master plan. If a new development does include proposed trails, it is important to work with the developer in a cooperative way to provide for the proposed trail.

Commissioner Knighton noted that a number of Harrisville citizens bike on West Harrisville Road to get to their employment in the Weber County Industrial Park. Commissioners agreed to recommend that a ten-foot bike and pedestrian trail be included on the Harrisville specific map (dated 2004) along West Harrisville Road from Highway 89 to 1200 West, the boundary with Farr West. Commissioner Norseth stated that if the city builds trails they have to be able to maintain them, and he asked about the city's ability to do that. Bill Morris said this may be done with the standard road allotment. He also explained that when trails are included in developments, city officials can form a special service district where new homeowners' support infrastructure for tails in that development. A portion of those funds collected can be amortized out into the future in the capital facility's plan in order to provide money necessary for upgrades and future maintenance within the service district.

MOTION: Commissioner Shuman motioned to recommend to the city council to approve Weber County Cooperative Pathways Master Plan presented as an element of the General Plan including all the exhibits, with a change in the city specific trial map dated July 2004, to add a bicycle pedestrian trail along West Harrisville from Highway 89 to the Farr West boundary. The motion was seconded by Steve Weiss and voting was unanimous.

MOTION: Commissioner Shuman motioned to recommend that the city council adopt Chapter 10.02, Transportation Plan, as an element of the General Plan. The motion was seconded by Commissioner Howard and voting was unanimous.

3. PUBLIC HEARING on an ordinance to repeal of Zones R-3 and R-5/6 from Land Use Ordinance Title 11 of the Municipal Code.

MOTION TO OPEN THE PUBLIC HEARING: Commissioner Weiss motioned and Commissioner Shuman seconded with unanimous approval to open the public hearing.

STAFF PRESENTATION: Bill Morris said that this ordinance comes at the request of Jeff Pearce and the city council also asked commissioners to look at this. It will eliminate R-1-6 and R-3 Zones from the municipal code. These zones will remain on the map as existing zones, but no new areas will be zoned R-6 or R-3 with the exception of a perpetual agreement in existence on the McCormick property for lots in the R-5/6 range.

Public comments: None.

MOTION TO CLOSE PUBLIC HEARING: Commissioner Weiss motioned and Commissioner Howard seconded with unanimous approval to close the public hearing.

4. Discussion/recommendation on an ordinance to repeal of Zones R-3 and R-5/6 from Land Use Ordinance Title 11 of the Municipal Code.

DISCUSSION: Commissioner Knighton questioned the need to meet moderate income housing requirements in the future. Bill Morris said Harrisville well exceeds the requirement and is probably good with what exists to meet future requirements unless the legislature changes the law. Commissioner Norseth pointed out that the Municipal Code includes R-3 and R-1-6, no R-5/6. Shanna Edwards explained that the Zoning Map shows a R5/6 Zone which established years ago in order to accomplish completion of a development in default. Bill Morris said he will change the proposed ordinance to R-1-6 to match the current Municipal Code. Enacting this ordinance would leave R-1-10 as the smallest lot allowed for future development except for what is already in existence. Commissioner Norseth pointed out yard upkeep in Harrisville Hollow which has large lots and small houses. He is concerned about eliminating the possibility of future patio home developments and the flexibility for different types of development. He stated that just because it is on the books, the city does not have to deviate from the General Plan. Shanna Edwards pointed out that provisions in the cluster ordinance allow flexibility. Bill Morris said commissioners could make the cluster ordinance the defacto R-6 ordinance by revising it. Commissioner Shuman mentioned mixed use advantages and asked how to make that come together. He wants to insure there is the ability for that option if it arises. The Cottages was mentioned as an example of a nice patio home development, and Gene Bingham pointed out that it has covenants and restrictions which make a difference. Chairman Pearce suggested tabling the ordinance and make modifications so that the city does not lose the ability to provide some smaller lots. After some discussion, commissioners agreed they could repeal R-6 and R-3 and work on options in the cluster development ordinance. Commissioner Norseth said as long as a small parcel can be developed as a cluster and have amenities that earn points not tied strictly to open space, that he would agree to a nice small scale patio home development and Commissioner Shuman agreed. Commissioners agreed that all private infrastructure should be built to city standards. Bill Morris explained the cluster ordinance could include bonuses and points for amenities in order to get the bonuses. Commissioner Norseth said the ordinance should include that developers enter into agreement with the city that binds them to the bonuses of the development.

MOTION: Commissioner Weiss motioned to recommend the city council approve the ordinance to repeal R-6 and R-3 Zones from the Land Use Ordinance Title 11 of the municipal code. The motion was seconded by Commissioner Howard. All commissioners present voted aye with the exception of Commissioner Norseth who voted nay.

5. Discussion/approval of amended site plan for Harrisville City main park remodel.

STAFF REPORT: Bill Morris said that the city council is the developer. He explained that the main park ball diamond will be relocated and replaced with a splash pad. Additional parking stalls will be added and an additional parking lot will be created on the property owned by the city that connects with the park from the highway. Restrooms will be retrofitted and a storage equipment shed added. Commissioners reviewed copies of the concept plan. Bill Morris stated that the present retaining wall area will be re landscaped and some of the cottonwood trees will be replaced with good hardwood decorative trees. Since this is a conceptual plan, there is not a detailed landscape plan available at this time. Bill Morris explained that the city established a park committee that held public hearings, open houses, etc. and some of their suggestions are incorporated into the plan. Commissioner Shuman suggested some green space or landscaping at the entrance from the highway into the new parking area. Gene Bingham mentioned that there is not a storm water run off drainage area for that parking lot and something will have to be incorporated. Commissioners also suggested placing emphasis on a more appealing park entrance. Commissioner Norseth particularly referred the unsightly existing razor wire fence compound. Bill Morris stated that if the city is able to obtain additional grant money, they will do the whole plan at once, but if not, it will be phased. He listed these as commission recommendations: landscape in front of the new parking lot and include lighting, and in the future replace the razor wire fence, demolish the white CERT building, add a new scoreboard and ball park lighting, and do additional landscaping.

MOTION: Commissioner Weiss motioned to approve the concept of the amended site plan for Harrisville City Main park remodel including notes taken by staff, and subject to staff and agency comments. The motion was seconded by Commissioner Norseth and the vote was unanimous.

6. Approval of Minutes of meeting held June 9, 2010.

MOTION: Commissioner Shuman motioned and Commissioner Weiss seconded to approve minutes of the planning commission meeting held June 9, 2010. The motion passed with unanimous vote of commissioners present.

7. Public Comments. None

8. City Council Report - Chairman Pearce and Commissioner Howard

Jeff Pearce reported that the city council tabled the animal and fowl ordinance to make changes to some of the setbacks. They adopted the interlocal animal control agreement, discussed changing requirements for overtime compensation for police, held a closed executive session on employee matters, and discussed eliminating storm water fees for accessory buildings on lots with an established home.

9. Adjournment. At 8:47 p.m. Commissioner Weiss motioned and Commissioner Norseth seconded to adjourn the meeting. The next regular planning Commission Meeting will be held August 11, 2010, 7:00 p.m., at the city hall.

Shanna C. Edwards
Secretary

Jeff Pearce
Chairman